



November 9, 2020

### **INSUFFICIENT BALLOTS RECEIVED; COUNTING DELAYED UNTIL 12/10/20**

As of earlier today, the Assoc has not received enough ballots (150+) to count. At this time, the Board has extended the deadline until December 10, 2020, at 6PM. Therefore, the November 12<sup>th</sup> Board Meeting will be held via zoom.

As of this morning, the following units have **not** returned their ballots:

101, 104, 107, 118, 120, 125, 127, 133,

201, 208, 211, 212, 218, 220, 223, 224, 226, 227, 244, 249, 254, 260, 263,

305, 307, 317, 318, 322, 324, 328, 330, 335, 339, 340, 342, 343, 346, 348, 352, 356, 358.

### **SPECIAL BALLOT SENT TO OWNERS RE AMENDMENT TO CC&R'S**

#### **(Proposing to Lower % Approval to Amend)**

In August, the Board mailed a special ballot to all owners to vote on the proposal to lower the requirement to amend the CC&R's. If you have not done so, please review the instructions and mark your ballot and return it in the provided self-addressed-stamped envelope. Only 1 ballot per unit is counted. If you have multiple owners for your unit, you must decide how to vote.

**The Board has appointed Todd Matson as the Inspector of Elections.**

Hopefully, at the **December 10, 2020, (6PM)**, Board meeting at Bldg 7610 Meeting Room, if there are at least 150+ returned ballots received, the Inspector of Elections will open and count the ballots. If there is not enough, the Board will extend the deadline again to gather more ballots and count them at a later date. You will be notified once that date is determined.

### **BOARD TO HOLD MEETING 11/12/20 VIA ZOOM**

Many thanks to Board Member, Colin Smith, the Board will be holding its **November 12, 2020, at 6PM** via Zoom. Please see the instructions below:

Colin Smith is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://ucsb.zoom.us/j/95672538616?pwd=N08wMDhEdDBpUGU1eXYybXB3cmw3Zz09>

Meeting ID: 956 7253 8616

Passcode: 71139

You can also call by dialing by your location  
+1 669 900 6833 US (San Jose)

Meeting ID: 956 7253 8616

Find your local number:

<https://ucsb.zoom.us/j/abSJJaTPUlf>

How do I join the Zoom meeting?

#### **From a laptop or computer:**

1. On your web browser navigate to:  
[zoom.us/join](https://zoom.us/join)

2. Type in the "Meeting ID" & "Password" from above when prompted.
3. Wait for the host to start the meeting.

#### **From a phone:**

1. Dial into one of the numbers listed above in "Dial by your location"
2. Type in the "Meeting ID" & "Password" from above when prompted.

Remember, please do not share the Zoom Meeting ID & Password with anyone you do not want to join our meeting.

The meeting will not require that attendees register for Zoom accounts. This was to reduce the burden on our members if they need to call in.

UCSB has some great Zoom documentation:

<https://www.it.ucsb.edu/sites/default/files/images/ZoomInstructions.pdf>

<https://www.it.ucsb.edu/sites/default/files/images/2020-03/Joining-Meeting-Via-Zoom-Guide.pdf>

Owners will be able to join the meeting using their computer w/internet connection or by dialing in by phone.

Owners who wish to join or participate in the meeting do not need to create or register their own zoom account.

However, it often helps to download the zoom app ahead of time and use its features to check your audio (and video) capability and connections ahead of time. You can also create your own personal zoom account to hold free virtual meetings (less than 40-minutes long) with whomever you choose.

The zoom app is available to download for free from:

[https://www.zoom.us/download#client\\_4meeting](https://www.zoom.us/download#client_4meeting)

To create your own zoom account that allows you more flexibility and to hold/schedule your own meetings, just go to the main zoom website: <https://www.zoom.us/>

### **TREE WORK PLANNED (11/12/20 – 11/19/20)**

The Association is having Action Tree doing tree work throughout the complex starting on November 12<sup>th</sup>, weather permitting. Each day, the tree crew is planning to start around 7:45AM and should be finished about 3:30PM. It is expected that the tree project will last until November 19<sup>th</sup> barring some surprises.

### **MULTIPLE PARKING-VIOLATION VEHICLES WITH EXPIRED PLATES FOUND IN COMPLEX**

Fifteen vehicles were recently found in the complex to be in violation of Grove parking regulations. These vehicles had expired registration that was at least two months out of date. One had expired plates that were nearly two years out of date, and one or two others appear to be completely abandoned. *Owners should be aware that these vehicles are improperly parked, and if not previously warned, can be towed at vehicle owner's expense if not re-registered by the end of November. Vehicles previously warned of this parking violation will be towed October 26.*

These vehicles and their locations include:

SILVER NISSAN ALTIMA (7MPN257) - PHASE II

BLUE NISSAN SENTRA (6WXL633) - PHASE II

SILVER TOYOTA CAMRY (4BSB931) - PHASE II

SILVER NISSAN ALTIMA (8BDW193) - PHASE III

SILVER MITSUBISHI (7ENR897) - PHASE III

WHITE VOLVO V70 (6M75700) - PHASE III

**GRAY BMW 328i – (8MFU375) - PHASE III -  
Previously warned and tagged August 22 for towing if  
not re-registered by October 1, 2020.**

WHITE MAZDA MAZDA3 (7VBJ392) - PHASE III

WHITE DODGE RAM PROMASTER VAN (97245F2) -  
PHASE III

SILVER AUDI A4 (6HVA416) - PHASE III

BLACK MERCEDES S550 (6NUP755) - PHASE III

BLACK SCION? TC COUPE (6EGB136) - PHASE III

BLACK MERCEDES SUV (B702U0) - PHASE III

WHITE SUBARU IMPREZA (8BQA694) - NEAR 7620

GRAY HONDA CIVIC (7BBW153) - NEAR 7602

***Remember, all vehicles parked in the Grove must display valid, operational registration tags and license plates. This is true regardless of where the vehicle is parked. Unless the owner is a repeat offender and previously warned, the owners will have until November 30, 2020, to properly register their vehicles. IF the vehicle is found in the complex after November 30, 2020 with expired plates, the car can be towed for this reason without further warning at the vehicle owner's expense.***

### **COLLECTION BEING SOUGHT FOR OUR GARDENER**

As residents of the Grove, we are grateful to have the landscaping services of Jose Soto from Enviroscaping. Jose has been with us for many years and works diligently to keep our complex attractive. Many residents would like to raise a holiday gift as a token of our appreciation. For those interested in showing Jose your appreciation, please make your checks (please, no cash) payable to "JOSE SOTO" and send them to the following address:

Eucalyptus Grove HOA  
Attn.: James Nguyen  
3944 State St. #200  
Santa Barbara, CA 93105

Please make sure to indicate on the check memo line "EG Gardener Gift". **Please send your checks in by December 18, 2020**, so that the gift can be given to him in before Christmas. Thank you again for your generosity and kindness.

### **PARK AT YOUR OWN RISK**

Just a reminder that while the complex may be considered a "gated community", it does not prevent anyone with ill intentions from coming in. Please use common sense and use discernment like locking your vehicles and removing your valuables ...perhaps using The Club may be a good deterrent

for car theft. The Association does not and cannot guarantee or provide security.

### **BBQ WITH OPEN FLAMES NEAR BUILDING POSE DANGEROUS CONDITION**

As you know, your balcony and/or patio have limited space as well as all the materials on the building are made of wood. Having any type of BBQ or open-flame cooking device will pose a very dangerous condition.

### **UNSUPERVISED CHILDREN FOUND IN POOL AREA**

Please be aware that posted pool regulations at the pool, by law, include:

*"Children under the age of 14 shall not use the pool without a Parent or Adult Guardian in attendance"*

Please be mindful to follow all posted safety regulations. Violators can be subject to a fine or possible loss of pool privileges.

### **CAR WASH AREA CLOSED INDEFINITELY**

Recently, people have been leaving the water running at the car wash, running over and damaging the hose, and finding unauthorized non-residents using the water. Because of this abuse, people leaving water running, and most recently, theft of the hose, nozzle and take-up reel box, the car wash area will be closed until further notice.

Due to carelessness, unauthorized people filling their water tanks, and, most recently, theft of water hose and shut-off nozzle & reel box, the car wash area is closed indefinitely. It is unfortunate that a few people have ruined something that was beneficial to many residents.

### **CARPORT FASCIAS IN 1<sup>ST</sup> PHASE TO BE REPLACED LATER THIS MONTH**

To complete the replacement of all the carport fascias, Vineyard Construction has worked around to finish up with the carport fascias at Bldg 7632 & 7630. Vineyard Construction is hoping to start up again later on this month. Notices will be posted on the carports. Thank you in advance for your continual patience and cooperation.

### **HARD FLOORS REQUIREMENT**

If you are considering installing hard flooring in your unit, please check with the Board first before

installation. The Board is requiring all hard flooring meet the current building code as stated below:

### **SOURCES:**

FROM: California Building Code 2019  
<https://up.codes/viewer/california/ibc-2018>

#### **1206.3 Structure-Borne Sound**

Floor-ceiling assemblies between dwelling units and sleeping units or between a dwelling unit or sleeping unit and a public or service area within the structure shall have an impact insulation class rating of not less than 50, or not less than 45 if field tested, where tested in accordance with ASTM E492. Alternatively, the impact insulation class of floor-ceiling assemblies shall be established by engineering analysis based on a comparison of floor-ceiling assemblies having impact insulation class ratings as determined by the test procedures in ASTM E492.

**Exception:** Impact sound insulation is not required for floor-ceiling assemblies over nonhabitable rooms or spaces not designed to be occupied, such as garages, mechanical rooms or storage areas.

#### **WIPES DO NOT GO DOWN IN PIPES**

Due the COVID-19 pandemic, many people are having to stay home and using wipes to sanitize their homes. Please remember that wipes and paper towels are to be thrown in the trash and NOT flushed down the toilet. Otherwise, sewer backups will result.

Even if you see on the label that states “flushable” or “septic-safe”, please ignore the statement and discard the wipes in the trash cans.

Only toilet paper and human waste should be flushed down the toilet. Thank you.

#### **ASSOC WELCOMES NEW MEMBER**

The Assoc would like to welcome its latest member: Mr. D. Ritacco.

#### **SMOKE ONLY IN DESIGNATED AREAS**

Someone reported in Bldg 7628 that she can smell cigarette smoke in her unit. If you must smoke, please kindly go to a strategically designated smoking area and enjoy your smoke. Please don't

smoke while in your building or anywhere nearby. Your non-smoking neighbors will appreciate your efforts.

#### **POOL RE-OPENED; WAIVER MUST BE SIGNED; SIGN UP SHEET AT GATE**

For many weeks now, the pool has been re-opened under the strict guidelines from the County Health Dept. In order to use the pool, you must first submit the signed Pool Release/Waiver Form (photo of form not accepted) to the address below via scan and email it to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com) or send hard copy to the address below. Additionally, you will need to sign up on the sheet hung at the pool gate. **You may only sign up a day in advance.** All County Health Dept and Association rules & regulations must be strictly adhered or a hefty fine may be assessed which pool user will be responsible. Use Pool at your own risk.

Please comply with the Association pool policy or your pool privilege will be revoked and/or a fine of about \$100 will levied to your unit.

#### **CONTACT TO REPORT HOMELESS ENCAMPMENT**

To report a homeless encampment, please contact Shanna Dawson in the Neighborhood Services and Public Safety Department at [sdawson@cityofgoleta.org](mailto:sdawson@cityofgoleta.org) or via our City Assist system <https://tinyurl.com/GoletaSubscriptions> by going to Submit a Request and then clicking on Homeless Encampment/Illegal Camping.

#### **NO PERSONAL PLANTS ALLOWED IN COMMON AREA**

As a reminder, the Assoc takes care of the landscape in the common area. No one may plant anything in the common area without first obtaining the Board's permission. Owner's plants found in the common area are subject to be pulled and discarded without warning.

#### **PEDESTRIAN GATE CODE “71139”**

To enter the complex using the pedestrian gates, you no longer need to use the “#” before entering the gate code. To make it easier, the gate code is the zip code backward. Please use discernment when giving out the code.

#### **DRY ROT REPAIR AT 7634**

As part of the continuous repair program, the dry rot repair work is being done at 7634 with the painting to follow. The next building on the schedule is 7630. Affordable Painting is doing the



miscellaneous repairs and painting while Beachside is replacing the staircases and balconies. Thank you for your patience and cooperation.

### **MAINTENANCE OR SAFETY ISSUE NEEDS TO BE REPORTED**

If you see a maintenance item or a safety issue which requires prompt attention, please call 805-569-1121 #204. A phone call will result in faster response. Thank you.

### **UNITS FOUND VIOLATING AGAINST ASSOCIATION RULES**

At a recent walk around the complex by a couple of board members, it was noted that there are a few units in violation of the Association rules. The following are some common conditions found:

- 1) **Using back patios or balconies for storage.**
- 2) **Excess items on front landings and walkways or placed in common areas.**
- 3) **Use of vertical trellises, inappropriate patio/balcony blinds, and unauthorized fences or structural awnings.**
- 4) **Unauthorized window air conditioners.**
- 5) **Dog off leash.**
- 6) **Smoking in the pool area.**

All residents & owners are strongly recommended to take a look at your unit balcony, patio, and front landing area. If one (or more) of the above conditions describes your unit, please promptly take steps to rectify the situation. Otherwise, the unit owner may be recommended to be levied a fine. Thank you for your immediate attention.

### **PARKING SPACES FOR ONLY VEHICLES THAT FIT**

If you have a vehicle that does not fit inside a parking space, you will have to park it outside the Development. Only vehicles that can be properly parked in between the 2 lines may be kept on-site. Speaking about parking, if you have a vendor or guest that visits your unit, it might be best to allow their vehicle to park in your assigned spot while you park in another unassigned space. Otherwise, vehicles that park in the red zone / fire lane (or someone else's spot) will be towed at vehicle owners' expense.

### **PARKING REMINDER**

As a reminder, here are some parking rules that all residents, owners, guests, contractors, agents, etc. must comply with:

- a) Unless otherwise posted as long-term or 24-hr parking, all unassigned visitor parking is limited to short-term 72-hr parking;
- b) All vehicles must display valid, operational registration tags if parked anywhere in the Grove;
- c) There is a maximum of two vehicles per Unit that may be parked in the Grove;
- d) Unattended parking in Red, Tow-away, No-Parking fire lanes is not permitted. This includes vendors. As a courtesy, Units should park elsewhere and temporarily relinquish their assigned space to the vendor if the vendor will be working in the unit for any length of time. The vendor should be reminded not to park in the No-Parking areas except for brief loading and unloading of tools and materials. If left unattended, their vehicle can be towed at their expense.

### **OWNERS ARE RESPONSIBLE FOR THEIR TENANTS / GUESTS BEHAVIOR**

As a reminder, unit owners are ultimately responsible for the behavior of their renters, renters' guests, contractors, agents, etc. Unfortunately, if one of these people violates an Association rule or policy, the unit owner may ultimately be levied a fine. Rules and regulations are posted on the Association's website [www.eucalyptusgrove.org](http://www.eucalyptusgrove.org). Thank you in advance for informing your renters, guests, etc. of the Association expectations.

### **NO DOGS ALLOWED OVER 25 LBS**

As a reminder, per the CC&R's, only one (1) dog is allowed per unit and no dogs are allowed in the complex that weigh over 25 pounds.

In addition, visitors are not permitted to bring their pets into the complex at any time. This includes visitor dogs, large or small, unless the animal provides recognized assistance under the Fair Housing Act.

*If you have a guest with a dog, please request that your guest leave the dog at home.*

### **REPORT BURNT OUT LIGHT BULBS**

If you notice any common area light that is burnt out around the complex, please call or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). For efficiency sake, please include all the specific details as to type and location. If able, please include a photo. Preferably, a call would be more efficient. Thank you.

**INSURANCE INFO FOR REFINANCE**

If you are refinancing your home loan, your lender may need to obtain an insurance dec page. You may call Timothy Cline Insurance Agency at 800-966-9566 and please follow the prompt.

Speaking about insurance, the Association insurance has a \$10,000 deductible. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Assoc insurance policy is available upon request.

The Assoc also carries earthquake insurance with a 5% deductible of the coverage amount (\$33.5M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

**ALL EXTERIOR ALTERATIONS  
REQUIRE BOARD'S PRE-APPROVAL**

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

**THINKING OF REMODELING?**

**Unit Interior Modifications should also have prior Board Approval.**

Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building useable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

**MAINTENANCE CONCERNS?****PLEASE CALL MANAGEMENT**

If you see a maintenance issue around the complex, for faster response, please call 569-1121 #204. You may also send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com) but if you do not hear back within a couple of days, please call. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification. All emails are subject to be forwarded to the Board for review.

**ASSOCIATION TO REPAIR FAULTY  
PRESSURE REGULATOR AND  
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO  
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times, the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

**PROBLEMS WITH MAILBOX LOCK?**

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642). Thank you.

**INFORMATION REQUIRED**

As part of the governing documents, all owners are required to provide your current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone

#s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Assoc rules must be given to your tenants (check Assoc website) and the tenants must abide by the rules; if the tenants fail to comply with the Assoc rules, it shall be a default under the rental agreement.

**PLEASE CALL FOR FASTER RESPONSE  
WITH MAINTENANCE ISSUES**

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

**BOARD MEETINGS SCHEDULED;  
AGENDA ENCLOSED;**

The next regular monthly Board Meeting is scheduled for **Thursday, November 12, 2020, at 6PM, via Zoom**. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before. Meeting minutes are also posted on the Assoc website.

If you have renters, you are responsible to forward the newsletter to your tenants. Thank you.

**HAPPY THANKSGIVING!!!**

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